Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City	
269-277		BROADWAY, ARLINGTON	
OWNERSHIP			
Owner 1: 275 BROADWAY LLC			
Owner 2:			
Owner 3:			
Street 1: 438 MASS AVE SUITE 127			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .671 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1970, having primarily Stucco Exterior and 8430 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 35 Rooms, and 13 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int			
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
112	0.000	1,079,300			1,079,300	
Total Card	0.000	1,079,300			1,079,300	Entered Lot Size
Total Parcel	0.671	2,524,800	15,400	1,524,000	4,064,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	128.03	/Parcel: 209.98	Land Unit Type:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 042.0-0004-0009.A

!3544!

## PRINT

Date 12/29/21 Time 23:14:27

## LAST REV

Date 04/26/19 Time 12:50:43

apro

3544

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2001	635	Re-Roof	12,640	C				
7/31/2001	515	Re-Roof	12,495	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2009	Measured	197	PATRIOT
7/19/2000	Measured	263	PATRIOT
4/7/2000	Measured	197	PATRIOT

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0	0 Acres	Site			0	0.	0.00	AA																

**EXTERIOR INFORMATION**

test PDF - Combine only

Type: 83	Apt-Garden
Sty Ht: 2	- 2 Story
(Liv) Units: 11	Total: 24
Foundation: 1	- Concrete
Frame: 1	- Wood
Prime Wall: 6	- Stucco
Sec Wall: 7	- Brick 30%
Roof Struct: 2	- Hip
Roof Cover: 1	- Asphalt Shgl
Color: BRICK	
View / Desir:	

**GENERAL INFORMATION**

Grade: C-	Average. (-)
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL: 9	
Prim Int Wal 1	- Drywall
Sec Int Wall:	%
Partition: T	- Typical
Prim Floors: 4	- Carpet
Sec Floors:	%
Bsmt Flr: 4	- Carpet
Subfloor:	
Bsmt Gar:	
Electric: 3	- Typical
Insulation: 2	- Typical
Int vs Ext: S	
Heat Fuel: 1	- Oil
Heat Type: 3	- Forced H/W
# Heat Sys: 1	
% Heated: 100	% AC: .
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2014	0.00	T	4	112						

**BATH FEATURES**

Rating: Average

Full Bath: 11

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: Rating:

OTHER FEATURES

Kits: 11 Rating: Average

A Kits: Rating:

Fpl: Rating:

WSFlue: Rating:

**COMMENTS**

277.

2

**SKETCH**

57

SFL  
FFL  
LLV  
(2907)

51

**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 9

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 35 BRs: 13 Baths: 11 HB

**CONDO INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: AG - Avg-Good 27%

Functional: %

Economic: %

Special: %

Override: %

Total: 27%

**REMODELING****RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 9 3 1 M

Additions: 2 4 2 M

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General: Totals

11 35 13

**CALC SUMMARY**

Basic \$ / SQ: 168.00

Size Adj.: 1.14499485

Const Adj.: 0.97389245

Adj \$ / SQ: 187.337

Other Features: 110000

Grade Factor: 0.90

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1478471

Depreciation: 399187

Depreciated Total: 1079284

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 168.60

Special Features: 0 Val/Su Net: 123.76

Final Total: 1079300 Val/Su SzAd 185.64

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	2,907	187.340	544,589	LLV	100	FLA		90	A
LLV	Lower Level	2,907	152.590	443,568						
SFL	Second Floor	2,907	187.340	544,589						
Net Sketched Area: 8,721				Total: 1,532,746						
Size Ad		5814	Gross Area	8721	FinArea	8430				

**PARCEL ID** 042.0-0004-0009.A**IMAGE**

AssessPro Patriot Properties, Inc



**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	83 - Apt-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	11 Total: 24
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	7 - Brick 30%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

**GENERAL INFORMATION**

Grade:	C- - Average. (-)
Year Blt:	1970
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	9
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2014	0.00	T	4	112						

More: N

Total Yard Items:

Total Special Features:

**SKETCH**

57

SFL  
FFL  
LLV  
(2907)

51

Full Bath:	11	Rating: Average	277.	4
A Bath:		Rating:		
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:		Rating:		

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	9
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 35	BRS: 13	Baths: 11 HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

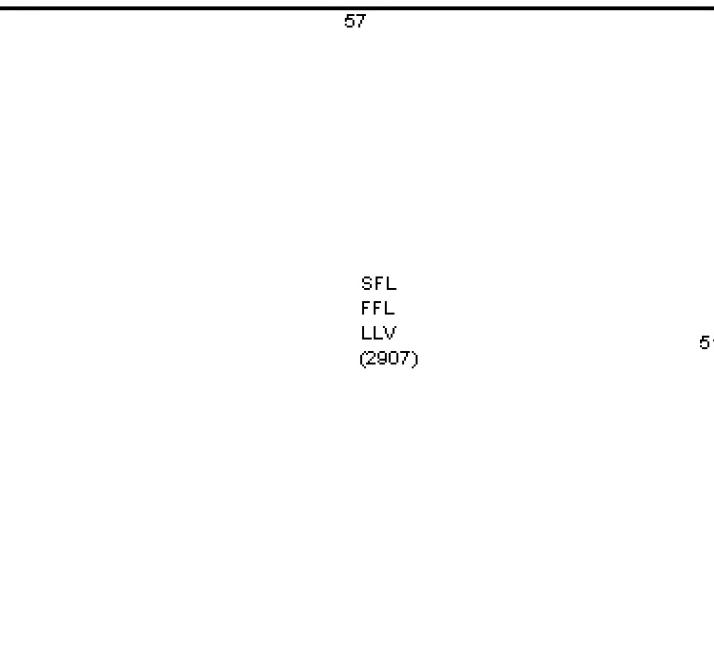
Exterior:	No Unit	RMS	BRS	FL
Interior:	9	3	1	M
Additions:	2	4	2	M
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	11	35	13	

**CALC SUMMARY**

Basic \$ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.97389245
Adj \$ / SQ:	187.337
Other Features:	110000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1478471
Depreciation:	399187
Depreciated Total:	1079284
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	1079300
Before Depr:	168.60
Val/Su Net:	123.76
Val/Su SzAd:	185.64

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**

7

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	2,907	187.340	544,589	LLV	100	FLA		90	A
LLV	Lower Level	2,907	152.590	443,568						
SFL	Second Floor	2,907	187.340	544,589						
Net Sketched Area:				8,721	Total:				1,532,746	
Size Ad	5814	Gross Area	8721	FinArea	8430					

**IMAGE****AssessPro Patriot Properties, Inc**



**EXTERIOR INFORMATION**

test PDF Combine only

Type: 83	Apt-Garden
Sty Ht: 2	- 2 Story
(Liv) Units: 11	Total: 24
Foundation: 1	- Concrete
Frame: 1	- Wood
Prime Wall: 6	- Stucco
Sec Wall: 7	- Brick 30%
Roof Struct: 2	- Hip
Roof Cover: 1	- Asphalt Shgl
Color: BRICK	
View / Desir:	

**GENERAL INFORMATION**

Grade: C-	Average. (-)
Year Blt: 1970	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G12	Fact: .
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL: 9	
Prim Int Wal 2	- Plaster
Sec Int Wall:	%
Partition: T	- Typical
Prim Floors: 4	- Carpet
Sec Floors:	%
Bsmt Flr: 4	- Carpet
Subfloor:	
Bsmt Gar:	
Electric: 3	- Typical
Insulation: 2	- Typical
Int vs Ext: S	
Heat Fuel: 1	- Oil
Heat Type: 3	- Forced H/W
# Heat Sys: 1	
% Heated: 100	% AC: .
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 042.0-0004-0009.A

More: N

Total Yard Items:

Total Special Features:

Total:

**BATH FEATURES**

Full Bath: 11	Rating: Very Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

**COMMENTS**

576 SF PER UNIT.

6

**SKETCH**

57

SFL  
FFL  
LLV  
(2907)

51

**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 11

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 33 BRs: 11 Baths: 11 HB

**OTHER FEATURES**

Kits: 10	Rating: Average
A Kits: 1	Rating: Good
Frl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: AG - Avg-Good

27. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total: 27 %

27. %

**REMODELING**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

**RES BREAKDOWN**

No Unit RMS BRS FL

11 3 1 M

Totals

11 33 11

CALC SUMMARY

Basic \$ / SQ: 168.00

Size Adj.: 1.14499485

Const Adj.: 0.97389245

Adj \$ / SQ: 187.337

Other Features: 121500

Grade Factor: 0.90

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1488821

Depreciation: 401982

Depreciated Total: 1086839

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 168.60

Special Features: 0 Val/Su Net: 124.62

Final Total: 1086800 Val/Su SzAd: 186.93

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	2,907	187.340	544,589	LLV	100	FLA	90	A	3
LLV	Lower Level	2,907	152.590	443,568						
SFL	Second Floor	2,907	187.340	544,589						
Net Sketched Area: 8,721			Total: 1,532,746							
Size Ad 5814		Gross Area 8721	FinArea 8430							

**IMAGE****AssessPro Patriot Properties, Inc**



**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	83 - Apt-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	11 Total: 24
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	7 - Brick 30%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

**GENERAL INFORMATION**

Grade:	C- - Average. (-)
Year Blt:	1970
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12 Fact: .
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	9
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID** 042.0-0004-0009.A

More: N

Total Yard Items:

Total Special Features:

Total:

**BATH FEATURES**

Full Bath:	11	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

576 SF PER UNIT.

8

**SKETCH**

57

SFL  
FFL  
LLV  
(2907)

51

**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 11

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 33 BRs: 11 Baths: 11 HB

**OTHER FEATURES**

Kits: 10 Rating: Average

A Kits: 1 Rating: Good

Fpl: Rating:

WSFlue: Rating:

**CONDO INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: AG - Avg-Good 27%

Functional: %

Economic: %

Special: %

Override: %

Total: 27%

**CALC SUMMARY**

Basic \$ / SQ: 168.00

Size Adj.: 1.14499485

Const Adj.: 0.97389245

Adj \$ / SQ: 187.337

Other Features: 121500

Grade Factor: 0.90

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1488821

Depreciation: 401982

Depreciated Total: 1086839

**REMODELING****RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 11 3 1 M

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General: Totals

11 33 11

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 168.60

Special Features: 0 Val/Su Net: 124.62

Final Total: 1086800 Val/Su SzAd 186.93

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	2,907	187.340	544,589	LLV	100	FLA	90	A	3
LLV	Lower Level	2,907	152.590	443,568						
SFL	Second Floor	2,907	187.340	544,589						
Net Sketched Area: 8,721				Total: 1,532,746	Size Ad 5814 Gross Area 8721 FinArea 8430					

**IMAGE****AssessPro Patriot Properties, Inc**



<b>EXTERIOR INFORMATION</b> test PDF Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 83 - Apt-Garden	Full Bath: 2	Rating: Average	THIS HOUSE IS A 2 FAM OLD STYLE W/2-112'S IN BACK.			10			17								
Sty Ht: 2A - 2 Sty +Attic	A Bath: 1	Rating:							7								
(Liv) Units: 2	3/4 Bath: 1	Rating:							FFL (119)								
Foundation: 3 - BrickorStone	A 3QBth: 1	Rating:							8								
Frame: 1 - Wood	1/2 Bath: 1	Rating:							32								
Prime Wall: 3 - Aluminum	A HBth: 1	Rating:							7								
Sec Wall: 1 - Wood Shingl 2%	OthrFix: 1	Rating:							4								
Roof Struct: 1 - Gable	Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 2						SFL FFL BMT (52)13								
Roof Cover: 1 - Asphalt Shgl	A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O						UAT SFL FFL BMT (1024)								
Color: WHITE/RED	Frl: 1	Rating:	Other						FFL BMT (60) 15								
View / Desir:	WSFlue: 1	Rating:	Upper						4								
<b>GENERAL INFORMATION</b>			<b>CONDO INFORMATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>								
Grade: D+ - Fair (+)	Location:																
Year Blt: 1830	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct: G12	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>								
Avg Ht/FL: 8	Phys Cond: AG - Avg-Good	27. %															
Prim Int Wal 2 - Plaster	Functional:	%															
Sec Int Wall:	Economic:	%															
Partition: T - Typical	Special:	%															
Prim Floors: 3 - Hardwood	Override:	%															
Sec Floors:	Total:	27 %															
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>													
Subfloor:	Basic \$ / SQ: 168.00																
Bsmnt Gar:	Size Adj.: 1.25000000																
Electric: 3 - Typical	Const Adj.: 0.93990600																
Insulation: 2 - Typical	Adj \$ / SQ: 197.380																
Int vs Ext: S	Other Features: 20000																
Heat Fuel: 1 - Oil	Grade Factor: 0.81																
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000																
# Heat Sys: 2	NBHD Mod:																
% Heated: 100	LUC Factor: 1.00																
Solar HW: NO	Adj Total: 491326																
% Com Wal	Depreciation: 132658																
	Depreciated Total: 358668																
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>			<b>PARCEL ID</b> 042.0-0004-0009.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1990	2.00	T	23.2	112			15,400		15,400
More: N	Total Yard Items:	15,400	Total Special Features:			Total:	15,400										
10																	
AssessPro Patriot Properties, Inc																	
																	

042.0 test PDF Combine only Map	0004 Block	0009.A Lot	1 of 3 CARD	Apartment ARLINGTON	APPRAISED: 1,898,100 / USE VALUE: 1,898,100 / ASSESSED: 1,898,100 /	Total Card / Total Parcel 4,064,200																						
PROPERTY LOCATION																												
No		Alt No	Direction/Street/City																									
269-277		BROADWAY, ARLINGTON																										
OWNERSHIP																												
Owner 1: 275 BROADWAY LLC																												
Owner 2:																												
Owner 3:																												
Street 1: 438 MASS AVE SUITE 127																												
Street 2:																												
Twn/City: ARLINGTON																												
St/Prov: MA	Cntry:	Own Occ:	N																									
Postal: 02474		Type:																										
PREVIOUS OWNER																												
Owner 1: FIRST APPLETON LLC -																												
Owner 2: -																												
Street 1: 50 GROVE ST																												
Twn/City: ARLINGTON																												
St/Prov: MA	Cntry:																											
Postal: 02476																												
NARRATIVE DESCRIPTION																												
This parcel contains .671 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1830, having primarily Aluminum Exterior and 2495 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.																												
OTHER ASSESSMENTS																												
Code	Descrip/No		Amount	Com. Int																								
PROPERTY FACTORS																												
Item	Code	Description	%	Item	Code	Description																						
Z	R5	APTS LOW	100	water																								
o				Sewer																								
n				Electri																								
Census:				Exempt																								
Flood Haz:																												
D		Topo																										
s		Street																										
t		Gas:																										
LAND SECTION (First 7 lines only)																												
Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
112	Apts. 8 Plus		29247		Sq. Ft.	Site		0	0.	0.00	AA																	
112	Apts. 8 Plus		24		No. of Un	Site		0	63,500.	1.00	AA																	
																				1,524,000		1,524,000						
																				1,524,000		1,524,000						
IN PROCESS APPRAISAL SUMMARY																												
Use Code		Land Size	Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct											
112		29247.000	358,700		15,400		1,524,000		1,898,100								29123											
																	GIS Ref											
																	GIS Ref											
																	Insp Date											
																	11/07/18											
																	13544!											
PREVIOUS ASSESSMENT							Parcel ID		042.0-0004-0009.A																			
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date																
2022		112	FV	2,524,800	15400	29,247.	1,524,000	4,064,200		Year end		12/23/2021																
2021		112	FV	2,524,800	15400	29,247.	1,452,000	3,992,200		Year End Roll		12/10/2020																
2020		112	FV	2,412,400	15400	29,247.	1,320,000	3,747,800		Year End Roll		12/18/2019																
2019		112	FV	1,990,800	16000	29,247.	1,320,000	3,326,800		Year End Roll		1/3/2019																
2018		112	FV	1,990,800	16000	29,247.	1,320,000	3,326,800		Year End Roll		12/20/2017																
2017		112	FV	1,709,700	16000	29,247.	1,080,000	2,805,700		Year End Roll		1/3/2017																
2016		112	FV	1,709,700	16000	29,247.	1,080,000	2,805,700		Year End		1/4/2016																
2015		112	FV	1,499,000	16500	29,247.	912,000	2,427,500		Year End Roll		12/11/2014																
SALES INFORMATION							TAX DISTRICT		PAT ACCT.																			
Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes																	
FIRST APPLETON		1377-110		11/23/2009			3,167,500	No	No																			
FIRST APPLETON		1255-123		7/24/2002	Family		99	No	No	N																		
		13923-294		3/18/1980				No	No																			
BUILDING PERMITS							ACTIVITY INFORMATION																					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name																
9/10/2001	636	Re-Roof	12,640	C					11/7/2018	MEAS&NOTICE	HS	Hanne S																
8/11/1992	369		6,000					REMODEL APARTMENT	2/24/2009	Measured	197	PATRIOT																
									11/10/2000	Hearing N/C																		
									4/7/2000	Measured	197	PATRIOT																
									10/21/1998		PM	Peter M																
Sign: VERIFICATION OF VISIT NOT DATA												/ / /																

